

Exhibit "B"
Case Closure Summary
Site Designation Program

I. AGENCY INFORMATION

DATE: December 15, 2003

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: EWAN MOFFAT	Title: ENVIRONMENTAL HEALTH SPECIALIST

II. CASE INFORMATION

Case No. H02732-001	RWQCB Case No. NA
Site Name: 12TH AVENUE REDEVELOPMENT PROJECT	Site Address: 1102 MARKET ST, SAN DIEGO 92101
Property Owner: Eight separate parcels listed by APN Nos. 535-134-0100, 535-134-0200, 535-134-0300, 535-134-0400, 535-134-0500, 535-134-0600, 535-134-0700 and 535-134-0800. Overseen by Centre City Development Corporation (CCDC).	
<u>Responsible/Requesting Parties</u>	<u>Address</u> <u>Phone Number</u>
THE CENTRE CITY DEV CORP RICHARD G. OPPER	225 BROADWAY SAN DIEGO, CA 92101 619--231-5858
Type of Case: NON-TANK CASE - SITE DESIGNATION.	
Agency notification of DEH Oversight: DTSC: 2/5/2002 RWQCB: 2/5/2002	

III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: SITE DESIGNATION.		Substances Investigated: POSSIBLE BURN ASH, HYDRAULIC FLUID.	
Site Characterization complete? Yes			
Monitoring Wells Installed? NO	Total Number: 0	Proper Screened Interval? NA	Number of decommissioned wells: 0
Range of groundwater levels on the site? 55 - 60 (ESTIMATED)		Groundwater Flow Direction: SOUTHWEST (ESTIMATED)	
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? NO		RWQCB Basin Number: 908.21-Lindbergh Hydrologic Sub Area	
Is Surface Water Affected? NO		Nearest Surface Water name: SD BAY	
Off-Site Beneficial Use Impacts (addresses/locations): NO			
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
Soil (Lead Impacted)	341.9 Tons	Disposal at Sonas, Vicksburg AZ	10/23/02
Soil (TPH Impacted)	148.2 Tons	Disposal at Otay Landfill, Chula Vista, CA	10/24/02

Non-LOP - Underground Storage Tank Oversight handled outside the LOP
Non-Tank - Voluntary Assistance Program

Exhibit "B"
Case Closure Summary
Site Designation Program

III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

H02732-001

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS		
	MAXIMUM	REMAINING
SOIL		
Gasoline	= 160 mg/kg	< 10 mg/kg
Diesel	= 28,000 mg/kg	< 10 mg/kg
Benzene	< 0.05 mg/kg	= 0.05 mg/kg
Toluene	< 0.05 mg/kg	< 0.05 mg/kg
Ethyl benzene	< 0.05 mg/kg	= 0.05 mg/kg
Xylene (individual isomers or total)	< 0.15 mg/kg	< 0.15 mg/kg
Methyl-tert-butyl ether (MTBE)	< 0.1 mg/kg	< 0.1 mg/kg
Lead	= 7700 mg/kg	= 55 mg/kg
PCB (Arochlor 1242)	0.82 mg/kg	<0.02 mg/kg
Comments:		
<p>This case was opened as a site designation project for the redevelopment of this site. Per 7/16/02 workplan, lead impacted soils were to be reused on site if feasible; it was later decided to dispose of all soils impacted with over 50 mg/kg of lead, off-site.</p> <p>During August of 2002, initial trenching indicated the presence of six former burn ash pits, two hydraulic lifts, and three areas that were considered suspect based on staining. All of these areas were sampled. TPH impacted soils were also located in the areas of two former hoists; this TPH-laden soil was disposed of off-site.</p> <p>During February of 2003, additional excavation and confirmation sampling was performed until maximum levels of 50 mg /kg lead (and/or <10 mg/kg TPH for the former hoist excavations) were reached with the exception of an area where the excavation wall was adjacent to a sidewalk along 12th Avenue (sample 5-SS2 east wall adjacent to sidewalk indicated 55 mg/kg lead for an excavation which was initially one of the three suspected stained areas).</p> <p>Confirmation borings were taken at designated locations that confirmed the absence of dioxins, furans, and PCBs at this site.</p> <p>Excavation was the only cleanup method used. Consultant estimates that 29 cubic yards of soil with 50 mg/ kg Pb, remaining under the sidewalk. All petroleum-impacted soil has been removed.</p>		

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? YES -
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? YES -
Does corrective action protect public health for current land use? YES
Case review based on current/proposed use as: - RESIDENTIAL
Are there other issues DEH needs to follow up on: NO
Site Management Requirements: ANY CONTAMINATED SOIL EXCAVATED AS PART OF SUBSURFACE CONSTRUCTION WORK MUST BE MANAGED IN ACCORDANCE WITH THE LEGAL REQUIREMENTS AT THAT TIME.
Should corrective action be reviewed if land use changes? No - Please see the Site Management Requirements above.
List Enforcement Actions Taken: NONE
List Enforcement Actions Rescinded: NONE
Is this account up to date and current YES

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: TONY V SAWYER	Title: HYDROGEOLOGIST
Signature:	Date:

VI. ADDITIONAL COMMENTS, DATA, ETC.

--

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.